## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

28 Community Way, Lilydale Vic 3140

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$890,000		&		\$940,000				
Median sale price									
Median price	\$920,000	Pro	operty Type	Hou	ISE		Suburb	Lilydale	
Period - From	01/10/2021	to	31/12/2021		So	urce	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	118 Lakeview Dr LILYDALE 3140	\$950,000	17/12/2021
2	19 The Circuit LILYDALE 3140	\$920,000	22/11/2021
3	10 Melody CI LILYDALE 3140	\$900,000	17/11/2021

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

03/03/2022 09:38



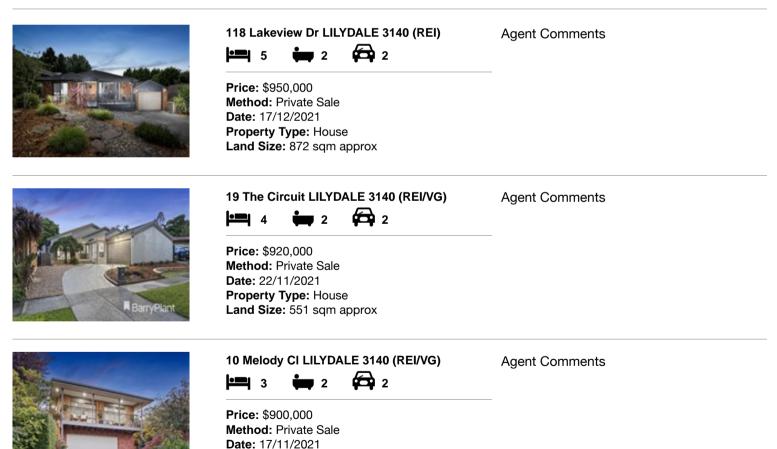






Property Type: House (Previously Occupied - Detached) Land Size: 645 sqm approx Agent Comments Indicative Selling Price \$890,000 - \$940,000 Median House Price December quarter 2021: \$920,000

# **Comparable Properties**



Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

Property Type: House Land Size: 501 sqm approx





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